

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Anderson**

State: **IN**

PJ's Total HOME Allocation Received: **\$7,088,294**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 12				
% of Funds Committed	100.00 %	97.34 %	1	96.45 %	100	100	
% of Funds Disbursed	100.00 %	93.23 %	1	87.93 %	100	100	
Leveraging Ratio for Rental Activities	5.63	3	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.78 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	95.06 %	85.19 %	2	70.15 %	90	93	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.33 %	82.08 %	4	80.67 %	53	58	
% of 0-30% AMI Renters to All Renters***	58.27 %	46.99 %	5	45.30 %	68	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.56 %	98.09 %	8	95.32 %	46	46	
Overall Ranking:			In State: 2 / 12	Nationally:	96	97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,585	\$18,242		\$26,635	139 Units	74.30 %	
Homebuyer Unit	\$44,599	\$14,978		\$14,938	46 Units	24.60 %	
Homeowner-Rehab Unit	\$15,736	\$15,437		\$20,675	2 Units	1.10 %	
TBRA Unit	\$0	\$2,065		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,781	\$64,035	\$25,625
State:*	\$64,119	\$74,844	\$19,623
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	52.6	23.9	50.0	0.0	Single/Non-Elderly:	31.4	34.8	50.0	0.0
Black/African American:	43.1	76.1	50.0	0.0	Elderly:	10.9	6.5	50.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	43.8	37.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	12.4	19.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.5	2.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.7	0.0	0.0	0.0					
Asian/Pacific Islander:	0.7	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.9	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.7	10.9	50.0	0.0	Section 8:	41.6	0.0 [#]		
2 Persons:	16.1	17.4	50.0	0.0	HOME TBRA:	0.0			
3 Persons:	21.2	28.3	0.0	0.0	Other:	1.5			
4 Persons:	26.3	34.8	0.0	0.0	No Assistance:	56.9			
5 Persons:	4.4	6.5	0.0	0.0					
6 Persons:	0.7	2.2	0.0	0.0					
7 Persons:	0.7	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			40	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson State: IN Group Rank: 96
 (Percentile)
 State Rank: 2 / 12 PJs Overall Rank: 97
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	95.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.56	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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